



Tyler Rural Settlement District Neighborhood Plan

Executive Summary



Acknowledgements

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**Tyler Rural
Settlement
District
Neighborhood Plan**

acknowledgements

Cornerstone 2020

Vision Statement

IN OUR VISION OF 2020, LOUISVILLE AND JEFFERSON COUNTY IS A COMMUNITY WIDELY RECOGNIZED FOR ITS HIGH QUALITY OF LIFE, SENSE OF TRADITION AND COMPETITIVE SPIRIT. OUR CHILDREN HAVE INHERITED A LIVABLE, VIBRANT AND ECONOMICALLY DIVERSE COMMUNITY. WE HAVE CLEARLY RECOGNIZED THAT THE QUALITY OF LIFE DEPENDS UPON CONTINUED SUCCESS IN THE ECONOMIC MARKETPLACE AND AN ONGOING COMMITMENT TO THE CONSERVATION OF ENVIRONMENTAL RESOURCES WHICH DEFINE OUR HERITAGE AND ENHANCE THE LIVABILITY OF OUR COMMUNITY.

COMMUNITY RESIDENTS SHARE A SENSE OF PLACE AND TAKE GREAT PRIDE IN THEIR ESTABLISHED AND EMERGING NEIGHBORHOODS WHICH ARE CULTURALLY AND ECONOMICALLY DIVERSE. RESIDENTS ARE PROUD OF THEIR DIFFERENCES IN HERITAGE AND CULTURE. ECONOMIC AND EDUCATIONAL OPPORTUNITIES ARE AVAILABLE TO ALL RESIDENTS, IN EVERY NEIGHBORHOOD. EVERY NEIGHBORHOOD IS A SAFE PLACE TO LIVE.

THE COMMUNITY ENJOYS A RICH FABRIC OF URBAN AND SUBURBAN AREAS, INTERWOVEN WITH ENVIRONMENTAL RESOURCES, ACCESSIBLE PARKS, OPEN SPACE AND THE OHIO RIVER CORRIDOR, ALL REPRESENTING A HERITAGE OF NATURAL BEAUTY. A MULTI-MODAL TRANSPORTATION SYSTEM SERVES AND TIES TOGETHER THE ENTIRE COMMUNITY. UNIFIED GOVERNMENT SERVICES ENHANCE THE ABILITY OF THE COMMUNITY TO SPEAK WITH A SINGLE VOICE IN MATTERS RELATED TO THE INVESTMENT OF HUMAN, ENVIRONMENTAL AND CAPITAL RESOURCES.

THE CORNERSTONE 2020 VISION FOR LOUISVILLE AND JEFFERSON COUNTY IS NOTHING LESS THAN THE BEST OF THE PAST MERGED WITH THE BEST OF THE FUTURE, CREATING A COMMUNITY WHERE ALL RESIDENTS CAN GROW AND PROSPER.



LAND USE/COMMUNITY FORM

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
LU1. Encourage property owners to preserve rural residential land use and conserve open space by utilizing land conservation tools, such as conservation trusts, conservation easements, or dedication to Metro Parks or Blackacre.	Louisville Metro Planning and Design Services, Metro Parks, Blackacre, land trust organizations, Tucker Station Neighborhood Association	Short - Long
LU2. Require development of parcels 5 acres or greater in area to abide by conservation subdivision principles established as Special District regulations.	Louisville Metro Planning and Design Services	Short
LU3. Conduct a corridor study along Taylorsville Road from Tucker Station Rd. (including the existing Activity Center, Tyler Center) to the Jefferson County line. This corridor study should focus on future locations of neighborhood activity centers as well as reviewing whether there is a need for a larger center (e.g. regional center or town center).	Louisville Metro Planning and Design Services	Short
LU4. Limit future non-residential land uses to the existing activity center (Tyler Center) and to land along Taylorsville Road east of Tucker Station Road and encourage their integration with residential uses to form mixed-use developments. Consider adding this land to the proposed Town Center Form District and using Planned Development District zoning for land inside that district. Any future additions to the west of existing activity center or Town Center shall be designed in accordance with the recommended special district design standards as a transition from the existing activity center or Town Center to the east and the Tyler Rural Settlement District to the west.	Louisville Metro Planning and Design Services	Short - Long
LU5. Limit multi-family residential use to within or immediately adjacent to the Tyler Center and along Taylorsville Road. Arrange buildings to reflect single-family rural character in materials and architectural styles, clustered around open spaces with parking in clusters located behind or to the side of the structures. An internal pathway system should connect to activity center and a district-wide network.	Louisville Metro Planning and Design Services	Short - Long
LU6. Develop a greenway/open space master plan to designate multi-use trail linkages between historic elements and open spaces within the district and as a part of a community-wide master plan outside the district in order to further the "active living goal" of an active and healthy community. a. Interconnect existing and future residential subdivisions as well as the existing activity center. b. Study linkages to Floyd's Fork via drainage patterns that originate at Tucker Lake. c. Explore access easements along historic farm road corridors for pedestrian access across private property and interconnection of historic buildings.	Louisville Metro Planning and Design Services, Louisville Metro Parks	Medium
LU7. Review current land use transitions between Tyler Rural Settlement District and adjacent development. Focus new development standards on items related to lighting, height, landscape, and any other item that protects the District's unique character.	Louisville Metro Planning and Design Services	Short - Medium
Policy - Programmatic		
LU8. Encourage the acquisition of the Robert Tyler farm property by Metro Parks or other preservation minded entity.	Louisville Metro Parks land trusts organizations.	Short - Long

MOBILITY

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
M1. Study traffic impacts of modifications such as signalization or turn lanes at Tucker Station & Taylorsville Roads intersection.	Kentucky Transportation Cabinet Metro Public Works Department	Short - Long
M2. Develop a district master plan for pedestrian, bicycle and multi-use circulation as part of a community-wide master plan that provides access to the interior of the district. Incorporate historic farm road corridors wherever possible.	Louisville Metro Planning and Design Services, Louisville Metro Parks	Medium

SPECIAL DISTRICT

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
SD1. Develop regulations to require developers to inventory a site's historic elements environmentally sensitive features, wildlife corridors and existing vegetation as part of a development plan submittal.	Louisville Metro Planning and Design Services	Short
SD2. Develop regulations to require commercial, residential and mixed-use developments and redevelopments to preserve, protect and enhance historic elements, architectural features, scenic vistas, opens spaces, wildlife habitat, streams and other hydrologic features through the implementation of new pedestrian oriented design and development standards. a. Require new development to preserve vegetation, hydrologic features and wildlife corridors. b. Define outdoor spaces with historically appropriate elements such as wood plank fencing, rock walls, and preservation of indigenous vegetation. c. Require signage to be externally lit and constructed from traditional materials (masonry, wood, metal, etc.) Share signage between developments to reduce the clutter along roadways. d. Require placement of utilities underground along collector street rights-of-way. e. Designate palette of right-of-way improvements such as street trees, light fixtures/poles, street furniture, sidewalk/trail materials, etc. to provide continuity throughout the district. f. Require buildings to incorporate architectural styles that reflect the historic characteristics of the District. Traditional building materials (rock, masonry, wood, metal) shall be used for exterior building facades. g. Require residences to be oriented with front porch entrances toward street and garage/service area located in or oriented toward rear yard. h. Require non-residential buildings to present attractive, pedestrian scale facades toward the street with parking facilities located in the rear, screened from the street and other properties by the building, landscaping or other historically acceptable means. i. Avoid large expanses of parking by breaking pavement into smaller areas and interjecting green spaces. j. Limit building heights to 2-1/2 stories and maximize building setbacks to match or exceed those of typical existing buildings. k. Provide gateway elements at the Tucker Station and Taylorsville Roads intersection to create a sense of arrival to the district. l. Require shielding of lights to respect the "Dark Sky". m. Multi-family residential buildings shall be limited to 4 units per building and shall have 50' setbacks and buffers between buildings. Architectural style and materials shall meet items f. and g. above.	Louisville Metro Planning and Design Services	Short



SPECIAL DISTRICT

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
SD3. Require new development to provide for future expansion of roads to encourage lot patterns that create open spaces or greens; orient views toward the fronts of properties; and hide the service side of properties with the use of rear access.	Louisville Metro Planning and Design Services	Short
SD4. Provide appropriate buffers between less compatible uses, preferably consisting of naturally occurring vegetation over installed landscape materials. See pages 24 & 25. a. Preserve existing fencerows or significant large trees rather than clear cutting and planting rows of nursery grown plants. b. If no existing vegetation, install plants from the preferred list in groupings that appear natural rather than equally spaced rows.	Louisville Metro Planning and Design Services	Short